

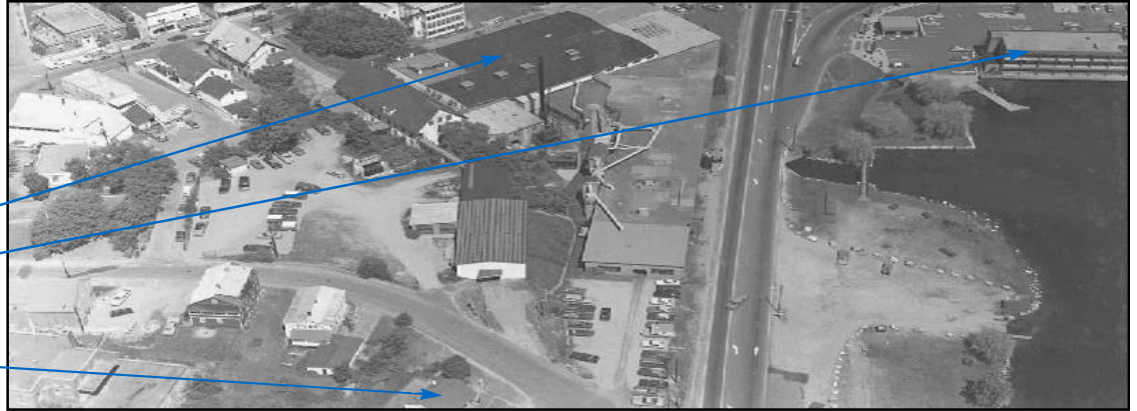
# Principle #1

*Maintain traditional compact settlement patterns to efficiently use land, resources, and infrastructure investments*

## Case Study

### *Meredith Revitalization*

Amatex Manufacturing Plant  
Bank & Office Building  
Restaurant



Circa 1976

The 1982 Master Plan for the Town of Meredith established goals and objectives that became the blueprint for redevelopment of Meredith's downtown:

- Ensure the downtown area remains the primary business district in Meredith, taking steps to curb the expansion of strip commercial development in other areas of town. Promote expansion of the town docks and full use of the waterfront parks.
- Ensure that new building(s) constructed on the Amatex site fit with and enhance the small-town, historic character of Meredith Village. Building materials, architecture, signage, lighting, and landscape features that complement this character are important due to the location, visibility, and size of the site. The water course flowing through the

Amatex site is a major asset to the downtown, and should be presented to public view in an aesthetically pleasing manner.

- Ensure any new building or artifacts on the Amatex site do not create a barrier between the Main Street area and the waterfront.
- Encourage any future site design to provide pedestrian linkages with the rest of the downtown area. Any development should strengthen the downtown's tremendous potential as a pedestrian-oriented area with a concentration of various shops and services.
- The town parking lot should be integrated with a new adjacent parking area, even if separately owned.

### Downtown Meredith 2001 along NH Route 3

- 1) Gas Station 2) Chase House 3) Inn at Mill Falls  
4) Bay Point Inn



## Case Study

### *Meredith Revitalization*

#### Step 1: Downtown Meredith 1984 - The Inn at Mill Falls

Meredith Bay Corporation was formed to acquire and redevelop the Amatex Mill Property in two phases.

All buildings, except for the 16,000 square foot historic mill building, were removed to create Mill Falls Market Place, a 40,000 square foot pedestrian mall. The 54 room Inn at Mill Falls was then developed.

The developers used the 1982 Town Master Plan vision for redevelopment as their blueprint.

However, all hotel and inn use required a special exception in the center of town. Waivers were also required to reduce the parking spaces required by the Town's regulations.

This project stimulated other efforts to rejuvenate Main Street and the Meredith Village community. Many owners painted and improved their store fronts and shops. The Meredith Rotary Club and the Town collaborated to improve the lakefront area with a landscaped park and bandstand.



#### Step 2: Downtown Meredith 1994 - The Inn at Bay Point

One Bay Point came on the market in 1993. The Town explored buying the property to ensure control over future development, but Town Meeting did not approve the acquisition.

Despite the recession of the early 90s, the owners of Mill Falls decided to enhance and expand their existing operation by adding another inn and a restaurant. The Town, led by Town

Manager Peter Russell and Town Planner John Edgar, encouraged and supported the project.

The single-phase project, completed in 1995, converted a bank/office building to a 24 room inn and restaurant. The building houses the Inn, restaurant, and a remote studio for WMUR-TV Channel 9.

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### **Step 3: Downtown Meredith 1996 - The Chase House**

With the addition of the Inn at One Bay Point, the developer began to see the Inns and Meredith Village developing into a destination. The Chase House project grew out of the Bay Point planning process.

Edward “Rusty” McLear & Hampshire Hospitality Holdings developed the project with active support and participation from the Town, which voted to close an existing town road and transfer the land to the developers to accommodate the project.

Completed in 1998, this single-phase project replaced an existing one-story restaurant with a 23 room inn, a restaurant, conference facilities, and one retail store.

All these hotel projects required special exceptions, and waivers to allow reduced parking areas - an important consideration for protecting lake water quality. Waivers also provided for some parking within the setbacks.

### **Step 4: Downtown Meredith 1999 - The Irving Station**

After the Chase House was redeveloped, the appearance of the abutting Irving Service Station stood out as an aesthetic detraction. The Town and the owners of the inns agreed that a plan to upgrade this service station was mutually beneficial.

Edward “Rusty” McLear and Hampshire Hospitality Holdings developed the project with active support and participation of the Town, and cooperation and assistance from Irving Oil. A

single-story house and the original service station were removed from the site.

Local zoning regulations did not accommodate the project, which was accomplished through close cooperation with the town manager, town planner, planning board, and zoning board of adjustment. The public strongly supported the project as an example of quality growth and development in the community.



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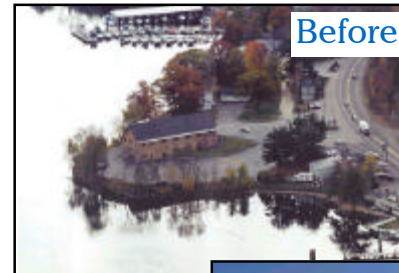
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### *Meredith Revitalization*

#### Step 5: Downtown Meredith - The Future Inn at Church Point

In 2002, Hampshire Hospitality Holdings entered into an agreement with the Manchester Diocese to acquire the church property in Meredith Bay. The Meredith Planning Board has approved plans for construction of an inn at this

site. With redevelopment anticipated to begin in 2003, this Inn will add more capacity and choice to the hospitality and resort attractions of the revitalized Meredith Village.



Before



After

## Principle #1 Examples

### **Downtown Peterborough**

Peterborough is strongly committed to strengthening and enhancing its downtown (U.S. Route 202). A non-profit corporation founded in 1994, Downtown 2000, has coordinated the development of a revitalization plan for the town. The Town has built sidewalks and improved lighting, landscaping, and paving. These

enhancements of the traditional town center were achieved through town and business community partnerships. In 2000 the Town of Peterborough began discussing a Downtown Master Plan as part of the community's overall Master Plan.



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## Principle #1 Examples



### Verizon Wireless Arena, Manchester

Looking to strengthen downtown, the City of Manchester replaced an aging strip mall at the intersection of Elm Street, Granite Street and Lake Avenue with the Verizon Wireless Arena. The 10,000-11,000 seat facility opened in fall 2001. The location brings spillover effects to retailers and restaurants throughout downtown. A key to the Arena's success in fostering downtown

economic development was the City's decision to limit on-site parking. A small accessible parking lot was provided on-site, but the arena depends on surrounding neighborhoods for parking. Over 4,000 parking spaces in municipal garages, parking lots, and on-street parking are available within 2,000 feet of the Arena.

### PSNH Energy Park, Manchester (part 1)

The steam plant built in 1909 to power Manchester's mills was purchased by Public Service of New Hampshire (PSNH) in 1936 to power the revitalized mill yard, and later to supply electrical power to Manchester and surrounding towns. The plant had stood vacant since it was taken out of service in 1981. In 1998 PSNH's lease was expiring at Hampshire Plaza. The

company wanted to keep its headquarters in a downtown location. The decision to renovate the steam plant was based on the fact that the estimated cost of renovating the plant was lower than the estimated cost of new construction, and the required environmental remediation of the site was more cost effective when completed during the renovation of the building.



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## Principle #1 Examples

### PSNH Energy Park, Manchester (part 2)

PSNH worked cooperatively with Manchester planning staff, other local departments, and the NH Division of Historical Resources to preserve the original footprint and much of the historic character of the northern anchor to Manchester's historic mill yard. The 77,000 square foot building on more than five acres at

780 North Commercial Street was transformed into PSNH Energy Park. This corporate headquarters includes a public space to walk, view the river, and learn about the mill yard, plus facilities for use by non-profit groups and civic organizations.



### Community Guaranty Savings Bank, Plymouth

The Community Guaranty Savings Bank building on Route 3 in downtown Plymouth was formerly a sporting goods retailer, a clothing store, an auto dealership and even the Town's post office in the 1930s. The Bank, then a tenant of the building, acquired the property in the early 1990s.

Improvements made to the building exterior and the landscaping complement the surrounding area, and have encouraged additional upgrading in the neighborhood. Inside renovations preserved the building's interior features.

### River Glen, Littleton

Plans for a Riverwalk and pedestrian bridge connecting this site to downtown helped attract this \$3.5 million assisted-living project to Littleton.

Riverglen House will provide 50 assisted-living units on the banks of the Ammonoosuc River across from Main Street. The building has a limited setback from the road. Right of way access

to parking in the rear is shared with the adjacent Littleton Area Senior Center. Design of the building exterior reflects traditional New England character.

(I-93 Exit 41 onto Cottage Road, left between Rocky's Video & New England Glass)



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## Principle #1 Examples



### Plymouth Town Hall

Listed on the National Register of Historic Places, this building has been part of local and county government since it was built in 1891. Originally a Grafton County Courthouse, it remained in county use until 1972. The Town of Plymouth purchased the property in 1982, and in 1994, needing to upgrade and replace town offices, Plymouth citizens voted to

renovate the building for municipal offices.

Plymouth wanted to keep the town offices in the center of town. This choice on Route 3 downtown reflects the town's traditional settlement patterns and helps maintain foot traffic in the downtown area.

### State Hospital, Concord

The 120-acre campus of New Hampshire State Hospital is located on Pleasant Street in the middle of downtown Concord. The psychiatric treatment center was once home to over 3,700 patients and necessary nursing, medical, and support staff. Decentralization of treatment has reduced space needed for the hospital, and presented a re-development oppor-

tunity for the publicly owned campus. The State has undertaken a plan to convert 300,000 square feet of hospital space to office use over the next decade. State employees are moving into buildings converted into attractive offices. The Brown Building, shown here, now houses the NH Department of Health and Human Services.



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## Principle #1 Examples

### Senters Marketplace, Center Harbor

This mixed-use shopping and office center at the intersection of Routes 25 and 25B was designed to emphasize and complement the New England village character of Center Harbor. The architectural design is consistent with nearby properties and traditional village scale.



### Portsmouth City Hall and Police Station

The former Portsmouth Hospital was built in 1885 on Junkins Avenue, between South and Pleasant streets, overlooking South Mill Pond.

When the hospital moved to a new location in 1987, Portsmouth renovated these buildings to house the City Hall and Police Station.

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### Center Village, Stowe, Vermont

A recently approved residential subdivision, Center Village is a planned expansion of the historic village of Stowe, Vermont. The lots range from 10,000 - 20,000 square feet, offering market-rate housing opportunities for mid-

dle-income families. New sidewalks connect the development, which is on Depot Street 2/10 of a mile from Main Street, to the village path system. The homes are within a few minutes walk to the elementary school.



### Somersworth City Hall

In January 2002, the City of Somersworth found a new home for its City Hall in the former Citizens Bank building. The move brought the City Hall from

its former 157 Main Street location on the outskirts of the downtown area, into the heart of downtown.

### Residential Infill Project, Hanover

Within an easy walk to downtown, the Hanover Residential Infill Project at the corner of South Park and East Wheelock streets created a more dense and diverse neighborhood by combining 16 existing and

22 new multi-family units. Owned and developed by Dartmouth College for faculty and staff, this rental housing includes duplexes, four-plexes, and one eight-unit building.

